UNIT 203
FERNANDINA CAY CONDO
OR 1254/978

TAYLOR CRAIG LIVING TRUST/TAYLOR CRAIG WENDELL TRU
2811 ATLANTIC AVE #203
FERNANDINA BEACH, FL 32034

2023

00-00-31-125C-0203-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1252300
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View Lum	OCEANVIEW	OCEANVIEW 100	
Desirability	2ND FLOOR	2ND FLOOR 100	
Balcony	BALCONY	BALCONY 100	
Parking	U/G GARAGE	U/G GARAGE 100	
Bedrooms		3 100	
Bathrooms		3 100	
Oth Rooms		2 100	
Quality	03	Quality Level 03	

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1091.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		0				2004	2004	100	100	0		

1 CONDO – 100% - 2021 SQFT=1912 HX Base Yr 2021

2811 ATLANTIC AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		685,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		685,000
SOH/AGL Deduction		194,030
ASSESSED VALUE		490,970
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		440,970
TOTAL JUST VALUE		685,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		650,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2464/1345	5/14/2021	SW	U	I	11	100
GRANTOR: TAYLOR CRAIG WENDELL						
GRANTEE: TAYLOR CRAIG LIVING						
2415/0896	10/13/2020	WD	U	I	11	100
GRANTOR: STUBBS REX E JR & KAR						
GRANTEE: TAYLOR CRAIG W						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS